

Adv. Rahul Chandrakant Khairmode
B. S. L., LL.B
Notary (Govt. Of India)
Resi. : Plot No. 2/9, Saraswati Niwas, Near Kurneshwar
Darshan Apartment, Jakatwadi, Satara – 415002

Office :
“Matoshri” Apartment, 990, Shaniwar Peth
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LEGAL SCRUTINY REPORT

Loan Application No.- 77000338068

Date: 25/08/2026

To,
ICICI Home Finance Co. Ltd.
Satara

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr.Prakash Shrirang Jadhav

PART I:
PROPERTY DETAILS:

1.	Name of the Applicant/Borrower/s	Mr. Prakash Shrirang Jadhav
2.	Name of the Co-applicant/s	Mrs. Meena Prakash Jadhav
3.	Type of Loan	Residential
4.	Purpose of Loan	MAH- Self Construction
5.	Name of Property Owner/s	1) Mr. Prakash Shrirang Jadhav 2) Mrs. Meena Prakash Jadhav
6.	Name of the Developer & POA Holder	-----
7.	Description of the Property	All piece & parcel of land Bearing S.No. 52/2, Plot No.6, adm area 111.21 sq.mtr. ,Situating at Shahapur Tal &, Dist-Satara within the limits of Tal Satara Registration Sub-district : Satara No. 1 & 2.

		The property bounded as follows :- East : 9Mtr. Road South : 9 Mtr. Road West : Plot No.5 North : S. No. 52/5
8	Nature / Status of the Property	N.A.
9.	Type of Property	Residential

**PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY
AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)**

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original / certified Photocopy / true copy
1.	Regd. Sale Deed executed by Mr. Baban Shankar Ghanvat & others Thrg. Developer & POA Holder Mr. Amar Vasantrao Bendre in favor of Mrs. Meena Prakash Jadhav & Mr. Prakash Shrirang Jadhav Dtd. 21/06/2019 at Serial No.2280/2019 which is Registered in Sub- Registrar Satara No.2 along with Index II & RR.	Photo Copy
2.	7/12 Extract of S. No. 52/2, Plot No.6, Situated at Shahapur, Tal-&, Dist-Satara Dtd. 22/06/2022	Photo Copy
3.	Mutation Entry No. 1047	Photo Copy
4.	N.A. lay out Plan issued by Hon'ble Town Planning Officer Satara Dtd.09/02/2017.	Photo Copy
5.	N.A. Order issued by Hon'ble Sub Divisional Officer Satara Dtd. 05/04/2017	Photo Copy
6.	Architect Building Plan	Photo Copy
5.	NOC issued by ICICI HFC LTD Dtd 14/01/2026	Photo Copy

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

I have gone through the devolution All that piece and parcel of the bearing S.No. 52/2, Plot No.6, adm area 111.21 sq.mtr. ,Situating at Shahapur Tal &, Dist-Satara within the limits of Tal Satara Registration Sub-district : Satara No. 1 & 2.

On Perusal of various documents and while collating with the record of rights together with the said subject property is originally owned and possessed by Mr. Baban Shankar Ghanvat & Sonubai Dhondiba Shilamkar (hereinafter referred as the said land owner)

The owner Sonubai Dhondiba Shilamkar has executed Regd. Development Agreement with consent of Mrs. Nanda Chandrakant Ahire & others of S.No. 52/4, adm area 0 H 27.65 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre & Mr. Chetan Rajmal Jain on Dtd. 17/12/2016 which is at Serial No. 6339/2016 Registered in the Sub- Registrar Satara No.1.

The owner Sonubai Dhondiba Shilamkar has executed Regd. Power of Attorney with consent of Mrs. Nanda Chandrakant Ahire & others of S.No. 52/4, adm area 0 H 27.65 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre & Mr. Chetan Rajmal Jain on Dtd. 17/12/2016 which is at Serial No. 6340/2016 Registered in the Sub- Registrar Satara No.1.

The owner Mr. Baban Shankar Ghanvat has executed Regd. Development Agreement of S.No. 52/2, adm area 0 H 14 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre & Mr. Chetan Rajmal Jain on Dtd. 17/12/2016 which is at Serial No. 6341/2016 Registered in the Sub- Registrar Satara No.1

The owner Mr. Baban Shankar Ghanvat has executed Regd. Power of Attorney of S.No. 52/2, adm area 0 H 14 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre & Mr. Chetan Rajmal Jain on Dtd. 17/12/2016 which is at Serial No. 6342/2016 Registered in the Sub- Registrar Satara No.1.

The owners submitted an application for. N.A. Residential Plots and they also submitted Lay out Plan to Concern Authority and the Hon'ble Town Planning Officer Satara granted N.A. lay out Plan Vide its Order Dd. 09/02/2017 and the Hon'ble Sub Divisional Officer Satara granted N.A.Order Vide Its Order No.KRA. JAMIN/BISHE/SR/54/2016 Dtd. 05/04/2017 & S. No. 52/2 & 52/4 is amalgamated & New 7/12 Extract of S. No. 52/2 were opened for each Plot .

The Mr. Baban Shankar Ghanvat & Mr. Chatan Rajmal Jain has executed Regd.

Exchange Agreement of S.No. 52/2, adm area 0 H 14 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre on Dtd. 04/01/2018 which is at Serial No. 96/2018 Registered in the Sub- Registrar Satara No.1.

The Sonubai Dhondiba Shilamkar & Mr. Chatan Rajmal Jain has executed Regd. Exchange Agreement of S.No. 52/2, adm area 0 H 14 R, Situated at Shahapur Tal &, Dist-Satara In favor of Mr. Amar Vasantrao Bendre on Dtd. 04/01/2018 which is at Serial No. 104/2018 Registered in the Sub- Registrar Satara No.1.

The owner Mr. Baban Shankar Ghanvat & Sonubai Dhondiba Shilamkar Thrg. Developer & POA Holder Mr. Amar Vasantrao Bendre has executed Regd. Sale Deed of S. No. 52/2, Plot No.6, adm area 111.21 sq.mtr. Situated at Shahapur Tal &, Dist-Satara in favor of Mrs. Meena Prakash Jadhav & Mr. Prakash Shrirang Jadhav on Dtd. 21/6/2019 which is at Serial No. 2280/2019 Registered in the Sub- Registrar Satara No.2. and Accordingly name of Mrs. Meena Prakash Jadhav & Mr. Prakash Shrirang Jadhav were entered into the Record of Rights and the said entry mutated by Mutation Entry No. 1047.

The owner Mrs. Meena Prakash Jadhav & Mr. Prakash Shrirang Jadhav has executed Regd. Notice of Intimation of S. No. 52/2, Plot No.6, adm area 111.21 sq.mtr. Situated at Shahapur Tal &, Dist-Satara in favor of ICICI HFC LTD on Dtd. 24/6/2019 which is at Filing No. 1059/2019 Registered in the Sub- Registrar Satara No.2. But the said loan was repaid.

Mr. Prakash Shrirang Jadhav & Mrs. Meena Prakash Jadhav decided to take loan from our financial institution of the said property of i.e. All that piece and parcel bearing S.No. 52/2, Plot No.6, adm area 111.21 sq.mtr. ,Situated at Shahapur Tal &, Dist-Satara within the limits of Tal Satara Registration Sub-district : Satara No. 1 & 2 has clear, perfect, absolute & a marketable. The property in question is free from all encumbrances & loan can be granted to Borrower by creating a charge of the said property.

We have perused the documents forwarded to us and have got relevant and available records verified at Online Govt. Site of IGR Maharashtra for the 13 year for the year 2014-2026 on date 25/08/2026 Vide Receipt No . 1115391880 .

PART IV:

EVIDENCE OF THE TITLE OF PROPERTY:	Regd.Sale Deed Dtd. 21/06/2019 at Serial No. 2280/2019
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5.1	Whether provisions of urban land ceiling act are applicable?	No
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5.2	Whether any property/ies intend to be given as security is subject to any minor's claim/share?	No
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	Yes
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	N.A
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	N.A
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes
5.9	Whether the proposed mortgage by deposit of title deeds is possible?	Yes
5.10	What is the tenure of the land; if it is leased?	No
5.11	Whether the land is Adivasi (tribal) land?	No
5.12	Whether the land /property are joint family property?	No
5.13	Whether SARFAESI Act applicable?	Yes
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	No
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No
5.16	Whether the said POA holder has/had authority to sell the property under POA? No	No
5.17	Whether POA as recorded in 5.15 is registered?	No
5.18	Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority	No

	may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required -	
5.19	Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer	No
5.20	Whether Search Report is obtained and submitted Search Report Details :- ---- Search Conducted Years :- 13 Years Name of the Advocate / Search :- Adv. R. C. Khairmode Search Report Date :- 25/08/2026 Note :- ----	Yes
5.21	Whether EC is obtained? EC Details :- No. of Years EC Obtained :- Any Encumbrance to Specify :- EC Applied by	No

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that Mr. Prakash Shrirang Jadhav & Mrs. Meena Prakash Jadhav has/would derive valid, not clear, marketable and unencumbered title in the property/ies stated above .

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co –Borrower Mr. Prakash Shrirang Jadhav & Mrs. Meena Prakash Jadhav.

The following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

Following documents needs to be submitted prior to disbursal of loan

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original / certified Photocopy / true copy
1	Latest 7/12 Extract of S. No. 52/2, Plot No.6, Situated at Shahapur, Tal- &, Dist-Satara (Within 3 Months)	Photo Copy
2	Mutation Entry No. 1047	Photo Copy
3	N.A. lay out Plan issued by Hon'ble Town Planning Officer Satara Dtd.09/02/2017.	Photo Copy

4	N.A. Order issued by Hon'ble Sub Divisional Officer Satara Dtd. 05/04/2017	Photo Copy
5	Architect Building Plan	Photo Copy
6	NOC issued by ICICI HFC LTD Dtd 14/01/2026	Photo Copy

Following documents needs to be submitted at the time of disbursement of the loan:-

Sr. No.	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original/certified Photocopy / true copy
1	Regd. Sale Deed executed by Mr. Baban Shankar Ghanvat & others Thrg. Developer & POA Holder Mr. Amar Vasantao Bendre in favor of Mrs. Meena Prakash Jadhav & Mr. Prakash Shrirang Jadhav Dtd. 21/06/2019 at Serial No.2280/2019 which is Registered in Sub- Registrar Satara No.2 along with Index II & RR.	Original

Following documents needs to be submitted at the time of post disbursal of the loan:-

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original /Certified Photocopy / true copy
Nil	Nil	NIL

REMARKS	No
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(The Present report is prepared as per best of my knowledge and ability and on the basis of the documents submitted and instructions given to me. It is presumed that the submitted documents and information given is genuine. Though the search has

been carried out and I do not claim authenticity of the search. Except the addressee herein no person including person claiming to address can claim the report submitted all documents are returned herewith without keeping copy of it. For any other further clarification on any issue, you shall submit all the documents which I have persued. Therefore report also can not call as conclusive.)

Yours Faithfully,

Adv. Rahul C. Khairmode

Adv. Rahul Chandrakant Khairmode
B. S. L., LL.B
Notary (Govt. Of India)

Resi. : Plot No. 2/9, Saraswati Niwas, Near Kurneshwar
Darshan Apartment, Jakatwadi, Satara – 415002

Office :
“Matoshri” Apartment, 990, Shaniwar Peth
Near Renukha Mandir, Satara - 415002
Mob – 9923640004
khairmode.rahul@gmail.com

SEARCH REPORT

To,
The Credit Manager,
Home Finance Ltd,
Satara.

Date: 25/08/2026

Loan Application No.- 77000338068

Search Report in respect of the file of Mr. Prakash Shrirang Jadhav

DESCRIPTION OF THE PROPERTY:-

All piece & parcel of land Bearing S.No. 52/2, Plot No.6, adm area 111.21 sq.mtr. ,Situating at Shahapur Tal &, Dist-Satara within the limits of Tal Satara Registration Sub-district : Satara No. 1 & 2.

We have taken online paid e-search in respect of the above referred property from the website www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No1115391880 dated 25/08/2026. We have gone through the available Index II and on the basis of available information on the website of www.igrmaharashtra.gov.in, we hereby submit our report which is under:-

Year	Transactions	Entries
2014	available Index are checked	NIL
2015	available Index are checked	NIL
2016	1) Regd. Development Agreement Dtd. 17/12/2016 at Serial No. 6339/2016 2) Regd. Power of Attorney Dtd. 17/12/2016 at Serial No. 6340/2016 3) Regd. Development Agreement Dtd. 17/12/2016 at Serial No. 6341/2016 4) Regd. Power of Attorney Dtd. 17/12/2016 at Serial No. 6342/2016	-----
2017	available Index are checked	NIL

2018	1) Regd. Exchange Agreement Dtd. 04/01/2018 at Serial No. 96/2018 2) Regd. Exchange Agreement Dtd. 04/01/2018 at Serial No. 104/2018	-----
2019	Regd. Sale Deed Dtd. 21/06/2019 at Serial No. 2280/2019	----
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	--
2023	available Index are checked	NIL
2024	available Index are checked	-
2025	available Index are checked	NIL
2026	available Index are checked	NIL

(The Present report is prepared as per best of my knowledge and ability and on the basis of the documents submitted and instructions given to me. It is presumed that the submitted documents and information given is genuine. Though the search has been carried out and I do not claim authenticity of the search. Except the addressee herein no person including person claiming to address can claim the report submitted all documents are returned herewith without keeping copy of it. For any other further clarification on any issue, you shall submit all the documents which I have persued. Therefore report also can not call as conclusive.)

Yours Faithfully,

**KHAIRAMO
DE RAHUL C**

Digitally signed by
KHAIRAMODE RAHUL
C
Date: 2026.08.26
15:57:42 -07'00'

Adv. Rahul C. Khairmode